



## **AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JUNE 20, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: SDR-20794 - APPLICANT/OWNER: LAS VEGAS  
REHABILITATION HOSPITAL LLC**

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### **\*\* CONDITIONS \*\***

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

#### **Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning (Z-0091-91) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/27/07, except as amended by conditions herein.
4. The applicant shall provide seven handicap spaces that are striped in accordance with Title 19.10.010G.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.
12. Site development to comply with all applicable conditions of approval for Z-0091-91 and all other site-related actions.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a 6,000 square foot addition to an existing hospital on 5.82 acres located at 1250 South Valley View Boulevard.

The existing 56,454 square foot hospital has 79 patient beds. The proposed addition will add 14 beds and 6,000 square feet to the existing hospital. The new addition will match the materials, scale and geometry of the existing structure. The parking will be reduced by 17 spaces; however will still meet Title 19.10 Parking standards. In addition, they will add four handicap accessible spaces to meet code. Therefore, staff recommends approval.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/15/89	The City Council approved a Rezoning (Z-0091-89) from R-E (Residence Estates) Under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units Per Acre), R-2 (Medium-Low Density Residential), and P-R (Professional Office and Parking) to R-2 (Medium Low Density Residential), P-R (Professional Office and Parking) to C-1 (Limited Commercial) [Proposed Use: Convalescent/Congregate Care Facility, Offices, Retail and Mini-Storage] on 3.5 acres located at the west side of Valley View, south of Charleston Boulevard. Planning Commission and staff recommended approval.
02/06/91	The City Council approved a Plot Plan Review (Z-0091-89) for a two-story, 408 bed (312 units) proposed senior congregate care facility on property located on the west side of Valley View Boulevard, south of Charleston. Planning Commission and staff recommended approval.
12/12/91	The City Council approved a Rezoning (Z-91-91) from R-E (Residence Estates) Under Resolution of Intent to P-R (Professional Office and Parking) to C-1 (Limited Commercial) [Proposed Use: Physical Rehabilitation Facility] on property located west of Valley View Boulevard, south of Charleston Boulevard. Planning Commission and staff recommended approval.
05/10/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #9/jm).
<b><i>Related Building Permits/Business Licenses</i></b>	
03/11/92	#C-151-91
<b><i>Pre-Application Meeting</i></b>	
11/06/06	A pre-application meeting was held. The applicant was informed of the submittal requirements and the site would have to meet handicap accessible parking requirements.

<b>Field Check</b>	
4/3/07	The addition to the hospital will remove existing parking spaces from the lot. The parking on the site looks adequate.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	5.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Rehab Clinic	SC (Service Commercial)	C-1 (Limited Commercial)
North	Mini-Warehouses	SC (Service Commercial)	C-1 (Limited Commercial)
South	Hospital	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices/Retail Shops	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	R(Rural Density Residential)	R-E (Residence Estates)

<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Area Plan</b>		X	
<b>Special Districts/Zones</b>	<b>Yes</b>	<b>No</b>	<b>Compliance</b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District (175 Feet)	X		Y
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## DEVELOPMENT STANDARDS

*Pursuant to Title 19.08, the following development standards apply:*

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Lot Width	100 Feet	340 Feet	Y
Min. Setbacks			
• Front	20 Feet	305 Feet	Y
• Side	10 Feet	34 Feet	
• Corner	15 Feet	N/A	
• Rear	20 Feet	123 Feet	
Max. Lot Coverage	50%	25%	Y
Max. Building Height	N/A	17 Feet	N/A
Trash Enclosure	Screened	Yes	Y
Mech. Equipment	Screened	Yes	Y

## Residential Adjacency Standards

The building height of 17 feet requires the proposed building to be at least 51 feet from the single family residential property on the west side of the proposed building. The property is approximately 184 feet from the residential subdivision, thus complies with this requirement.

### *Title 19.08.060*

<b>Residential Adjacency Standards</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
3:1 proximity slope	51 Feet	184 Feet	Y

*Pursuant to Title 19.10, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hospital	93 beds	1:1.5	133	7	165	7	Y
SubTotal			140		172		Y
TOTAL			133	7	165	7	Y

## ANALYSIS

- Zoning

The proposed rehabilitation hospital use is appropriate within the C-1 (Limited Commercial) zoning district.

- Site Plan

The existing 56,454 square foot hospital has 79 patient beds. The proposed addition will add 14 beds and 6,000 square feet to the existing hospital in the western portion of the site.

The site depicts setbacks and building heights that comply with the requirements of the C-1 (Limited Commercial) zoning district and are compatible with existing development in the area.

- Parking

With the proposed addition, the parking for the site will be reduced by 17 spaces; however it will still meet Title 19.10 Parking standards. In addition, they will add four handicap accessible spaces to meet code.

- Landscape Plan

The 6,000 square foot addition does not affect the existing landscaping per the plot plan approved (Z-91-91).

- Elevation

The elevations of the addition are in compliance with the standards of the C-1 (Limited Commercial) zoning district. The new addition will match the materials, scale and geometry of the existing structure.

## **FINDING**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed 6,000 square foot building addition is compatible with the commercial developments surrounding the development to the north, south and east and provides adequate landscape buffering from the residential to west across Hinson Street.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with city standards. The project is compatible with existing development in the area.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site is served by Valley View Boulevard, an 80 foot Secondary Collector per the Master Plan Streets and Highways. The addition will not negatively affect this thoroughfare's ability to handle traffic flow.

4. **Building and landscape materials are appropriate for the area and for the City;**

The applicant meets Title 19.10 parking standards and in addition provides sufficient landscaping adjacent to the building.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed development is designed to blend with adjacent structures and will be consistent with existing architectural design features.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety, and general welfare.

**PLANNING COMMISSION ACTION**

The conditions were amended as shown.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 15

**ASSEMBLY DISTRICT** 9

**SENATE DISTRICT** 10

**NOTICES MAILED** 135 by Planning Department

**APPROVALS** 0

**PROTESTS** 0